

Case: **TA2011011 – Continuing Existing Uses**
Hearing Dates: September 15, 2011 Maricopa County Planning & Zoning Commission
October 19, 2011 Maricopa County Board of Supervisors (tentative)

TA2011011 is a text amendment to the Maricopa County Zoning regarding continuing existing uses. The purpose of this amendment will be to change the critical threshold date for determining Legal Non-Conforming status from 1969 to 1/1/2000. This is part of the Chairman's Initiative. It was initiated by the P&Z Commission on 8/4/11. Send any comments to the attention of Darren Gerard, Deputy Director at darrengerard@mail.maricopa.gov

Proposed Text: [Language to be added is underscored. Deleted language is ~~struck through~~.]

Chapter 13 – Use Regulations

Section 1305. Nonconforming Uses

Article 1305.1 Continuing Existing Uses: Unless an earlier date is specified in this Ordinance any building or structure that was existing, or any use of land that was lawfully existing, as of January 1, 2000 or as of the effective date of subsequent amendments to this Ordinance may continue even though such use, building or structure does not conform to the regulations of this Ordinance or amendments thereto for the zoning district in which it is located, provided the size, shape and configuration of the parcel remains unchanged since January 1, 2000. Any use of land, building or structure, lawfully existing at the time this Ordinance or amendments thereto become effective, may be continued even though such use does not conform with the regulations of this Ordinance or amendments thereto for the zoning district in which it is located.